

**MINUTES OF THE SEPTEMBER 12, 2019 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Lichtstein, E. Alter, M. Kates, Vice Chairwoman J. Miano, F. Franco, S. Riordan, D. Burleson, Chairman M. Giancarlo

MEMBERS ABSENT: S. Raymond, Councilman Z. Horvath, Mayor J. Ruocco

EMPLOYEES PRESENT: N. Nabbie, Esq., Board Attorney
C. Statile, P.E., Board Engineer
L. Leheny, P.P., Acting Board Planner
C. Ryan, Board Deputy Secretary

Chairman Giancarlo called the meeting to order with a reading of the Open Public Meetings Statement at approximately 7:35pm.

OPEN TO PUBLIC (for matters not on the Agenda):
As no one wished to speak, the meeting was closed to the public.

MINUTES:
The *August 27, 2019 Meeting Minutes* were approved by the Board.

PUBLIC HEARINGS:
***PZ-07-19; Block 2306, Lot 10; Anthony DeRosa; 280 Cambridge Road
Bulk Variance application for construction of an addition to a single-family dwelling and expansion of single-car garage to a two-car garage***

Vice Chairwoman Miano and Chairman Giancarlo recused themselves. Mr. Franco became the Acting Board Chairman for the public hearing. Board Engineer Statile and Acting Board Planner Leheny were both sworn in. Mr. & Mrs. DeRosa, and Ms. Del Nobile Menze were also sworn in. Mr. DeRosa explained the nature of the application for a proposed addition and expansion of garage to fit two cars. Presently, the DeRosa's can only fit three cars in their driveway despite having four drivers residing in the home. A master bedroom is also proposed as part of the addition over the two-car garage.

Ms. Del Nobile Menze reviewed the details of the subject property and proposed addition including the lot area, width, depth and setbacks. It was also confirmed the property is in the R2 zone district and the total building coverage is less than the maximum amount allowed. Ms. Del Nobile Menze also reviewed the details of the architectural plans for both levels and all rooms of the home including the proposed addition. The applicant seeks to add a deck to the rear of the dwelling and the endeavor in its entirety has no impact on the home adjacent to it. It was confirmed there is no alternative architectural plan.

The meeting was then opened to the public. As no one wished to speak, the meeting was closed to the public.

A photograph/map from Google was marked **Exhibit A1** dated 9/12/2019. Board Engineer Statile expressed concern regarding the driveway pitching downward on the left side of the home. He stated the runoff must be contained to the applicant's driveway so as to not become a nuisance to the adjacent neighbors. It was confirmed the height of the dwelling will remain the same at 21 ft. The driveway however, is being expanded to fit two cars, in keeping with the two-car garage expansion. Grading will be addressed at time of landscaping. Dr. Lichtstein made a motion to approve the application, and Mr. Alter seconded the motion.

The Board was polled and the motion passed; the application was approved.

***PZ-04-19; Block 1201, Lots 5-7; Built for Success; 10 Orchard Street
Major Site Plan with Use & Other Variances application for two-story apartment building of 30
residential units***

Counsel for the Applicant – Jennifer M. Knarich, Esq.

Ms. Knarich began by informing the Board that the applicant noticed the public as required. Board Attorney Nabbie confirmed that the notice was correct and adequate.

Ms. Knarich stated that the application is for residential units on three lots in the commercial district. The total area for all three lots is 47,000 sq. ft. The new residential structure will involve mixed bedroom units. The applicant seeks preliminary, and final site plan approval along with a use variance. The proposed height also has changed from what the applicant originally proposed on the submitted plans. Ms. Knarich informed the Board five witnesses will be providing testimony for the application.

The first witness was architect Robert Zampolin, A.I.A. Mr. Zampolin began by presenting a 3D color rendering of the proposed residential building as well as architectural floor plans. He reviewed in full detail the layout of the proposed building. Documents were marked as follows:

- Exhibit A1 – Sheet S1 of the architectural plans
- Exhibit A2 – the 3D color rendering of the residential building
- Exhibit A3 – 2nd Floor Plan
- Exhibit A4 – Sheet A2 of the architectural plans
- Exhibit A5 – front side elevation plan

Mr. Zampolin confirmed the building will have a true brick façade. Options for various insulation materials were also discussed, including spray foam, triple pane windows, and laminated tamper glass. Mr. Zampolin informed the Board these materials are effective in cutting down on sound transmission.

Acting Board Planner Leheny inquired about colors of the building. Mr. Zampolin confirmed gray is the color the client has selected for the exterior of the proposed building. There were also questions regarding lighting and a discussion involving same. The Board requested details of the proposed lighting fixtures and specifications be provided in the future. The HVAC system was discussed and it was confirmed there will be small grills on the fascade of the building for air intakes of each unit; the color of the grills can match the fascade of the building. Generators and garbage dumpsters were also discussed. It was confirmed these 30 units will be more luxurious in nature with an average area of 1,100 sq. ft. per unit. The units will not have balconies. The cantilevers off the building fascade are approximately 2 ft. or less. The windows in each unit's garage will provide natural light.

Some Board members expressed frustration regarding the revised plan sets stating the revisions were “impossible to digest.” It was confirmed Mr. Zampolin will need to submit an additional set of revised plans since some of the details changed since his most recent plan submission. Board Engineer Statile stated any need to wash or clean any of the unit's garage flooring cannot be hooked into the storm drain system. Mr. Statile also thanked the architect for heeding his safety concern regarding the nearby railroad tracks, and appreciated the ingress/egress of the site being placed farther away from the tracks.

The meeting was opened to the public at this time. As no one wished to speak, the meeting was closed to the public.

The next witness was professional engineer Sean McClellan, P.E. Mr. McClellan reviewed the details of the site plan originally dated 2/11/2019, revised to 8/13/2019. Mr. McClellan's testimony included details on drainage, walkways, soil movement, sidewalk and curbing, parking, lighting, etc. Ms. Knarich informed the Board that on August 30th she submitted a checklist of all plan revisions. One Board member had concern regarding the multiple curb cuts on site. Ms. Leheny spoke about the ingress/egress on the site and stated she understood the Board member's concern regarding two sets of curb cuts and would also like to see less of same. It was confirmed that the applicant will maintain the site's drainage system. Furthermore, there are maintenance plans for same with a State required yearly inspection and report. Due to the changes between the site plan and architectural plans, the Board requested the applicant and witnesses return at a later hearing date with revised plans.

The meeting was opened to the public at this time. As no one wished to speak, the meeting was closed to the public.

It was confirmed the applicant waives all statutory time for the Board to act. Ms. Nabbie made a formal announcement that the application is hereby carried to November 14th at 7:30pm in these chambers and no further notice will be provided to the public by the Board or the applicant; the announcement serves as notice.

The meeting was adjourned at approximately 10pm.

Respectfully submitted,

Caitlin Ryan
Deputy Secretary to the Board